



Prime office space for sale or for lease in a highly desirable west Fairfield, CA location. Beautiful, single story office building surrounded by a strong demographic, with ample parking and situated close to I-80.

## 2801 WATERMAN BLVD. FAIRFIELD

SUITE 200 - **1,921 SF** LEASE **\$1.75/SF** (NNN) SALE **\$575,000**

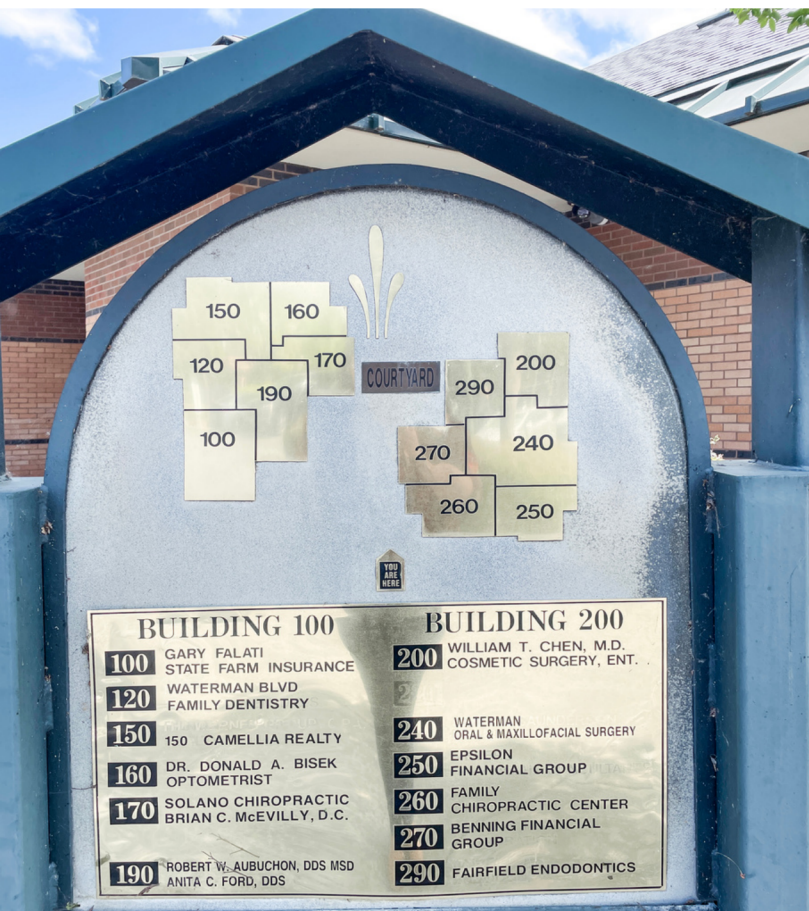
PREMIER COMMERCIAL REAL ESTATE SERVICES  
1300 Oliver Rd, #300 Fairfield, CA 94534 | 707-436-7300

**RON WASLOHN**

Lic # 00832755  
ron@pcres.net

**707-436-7300**

**OFFICE SPACE  
FOR SALE OR LEASE**



**BUILDING HIGHLIGHTS**

- Amazing location in west Fairfield
- Beautiful brick building with a gated courtyard and fountain
- Features exam rooms, procedure area, lab space, executive office or conference room with private restroom, public restroom, break room, storage & waiting rooms
- Situated in a multi-tenant building that includes chiropractors, dentists, optometrists, financial groups & realtors
- Located in a busy area highly trafficked by locals.
- Surrounded by a strong demographic
- Large parking lot
- Close proximity to a park, school, neighborhood shopping center and I-80

**CURRENT AVAILABILITIES**

**Suite 200 | 1,921 SF**

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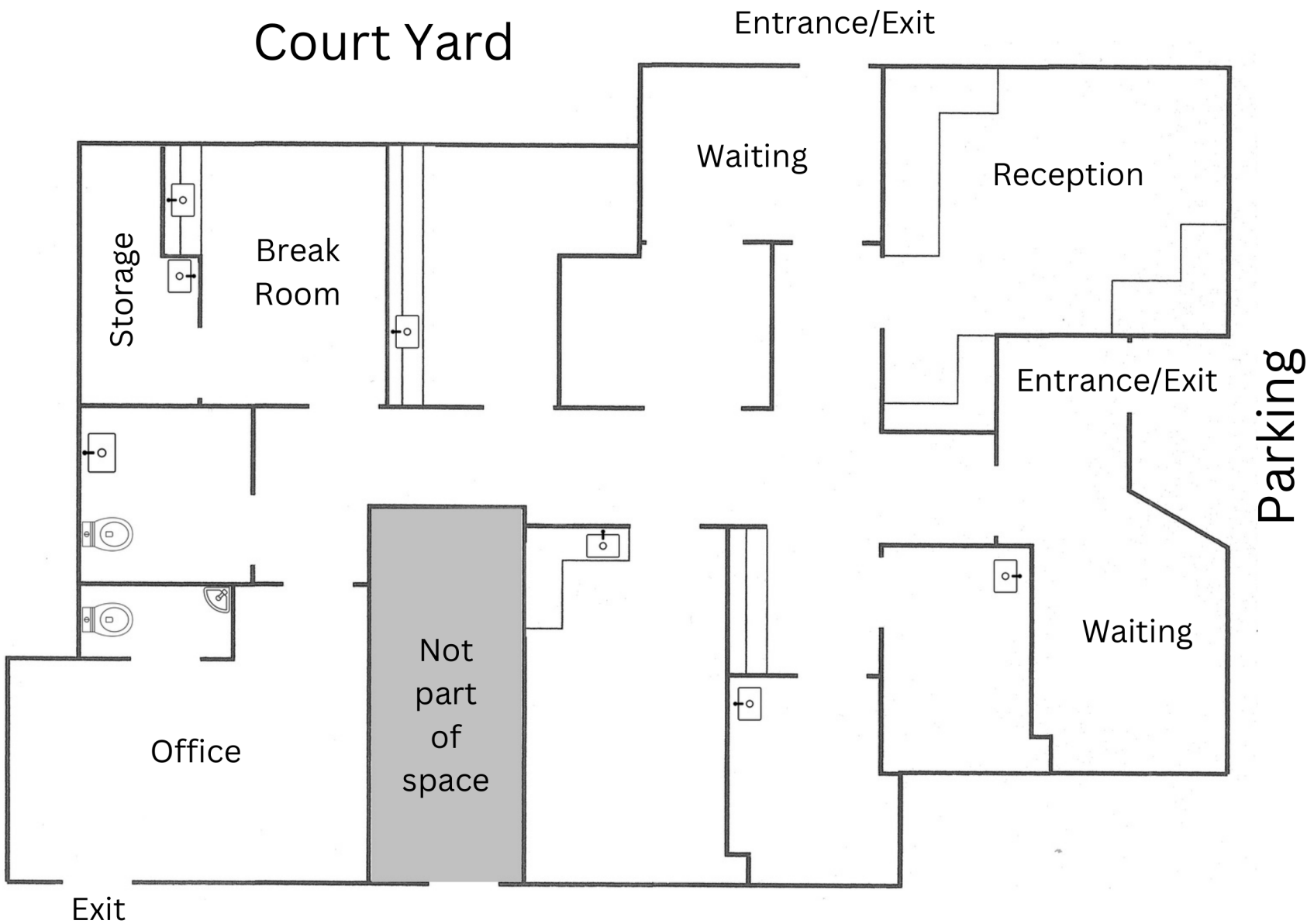
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**FLOOR PLAN - not to scale**



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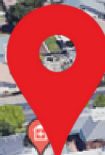
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**I-80**

**WATERMAN BLVD**

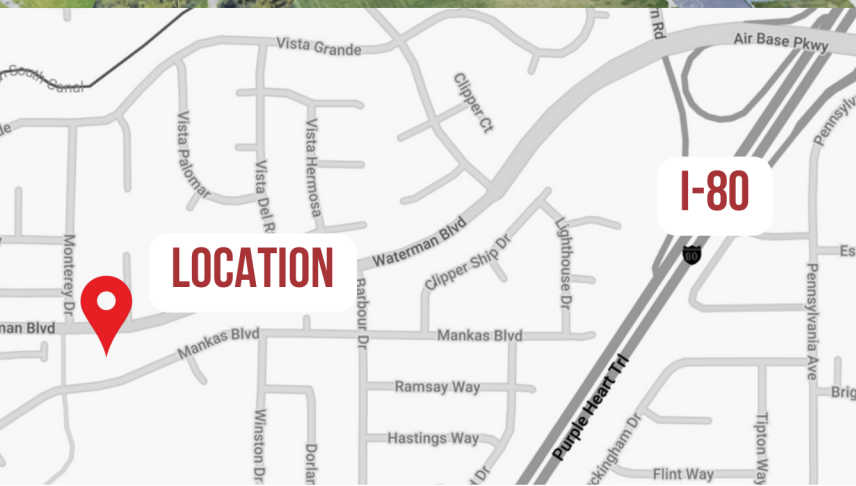
**THE PROPERTY**



Waterman Oral & Maxillofacial Surgery

**MANKAS PARK**

**KI JONES SCHOOL**



**LOCATION**

**I-80**

**LOCATION DEMOGRAPHICS**

Population	2 mile	5 mile	10 mile
2010 Population	49,311	113,500	231,086
2023 Population	51,821	122,711	255,490
2028 Population Projection	52,014	123,743	258,590

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